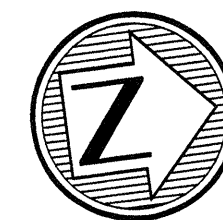
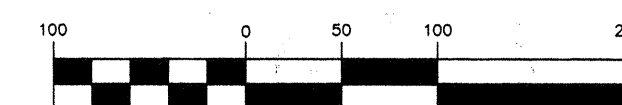


LOCATION MAP

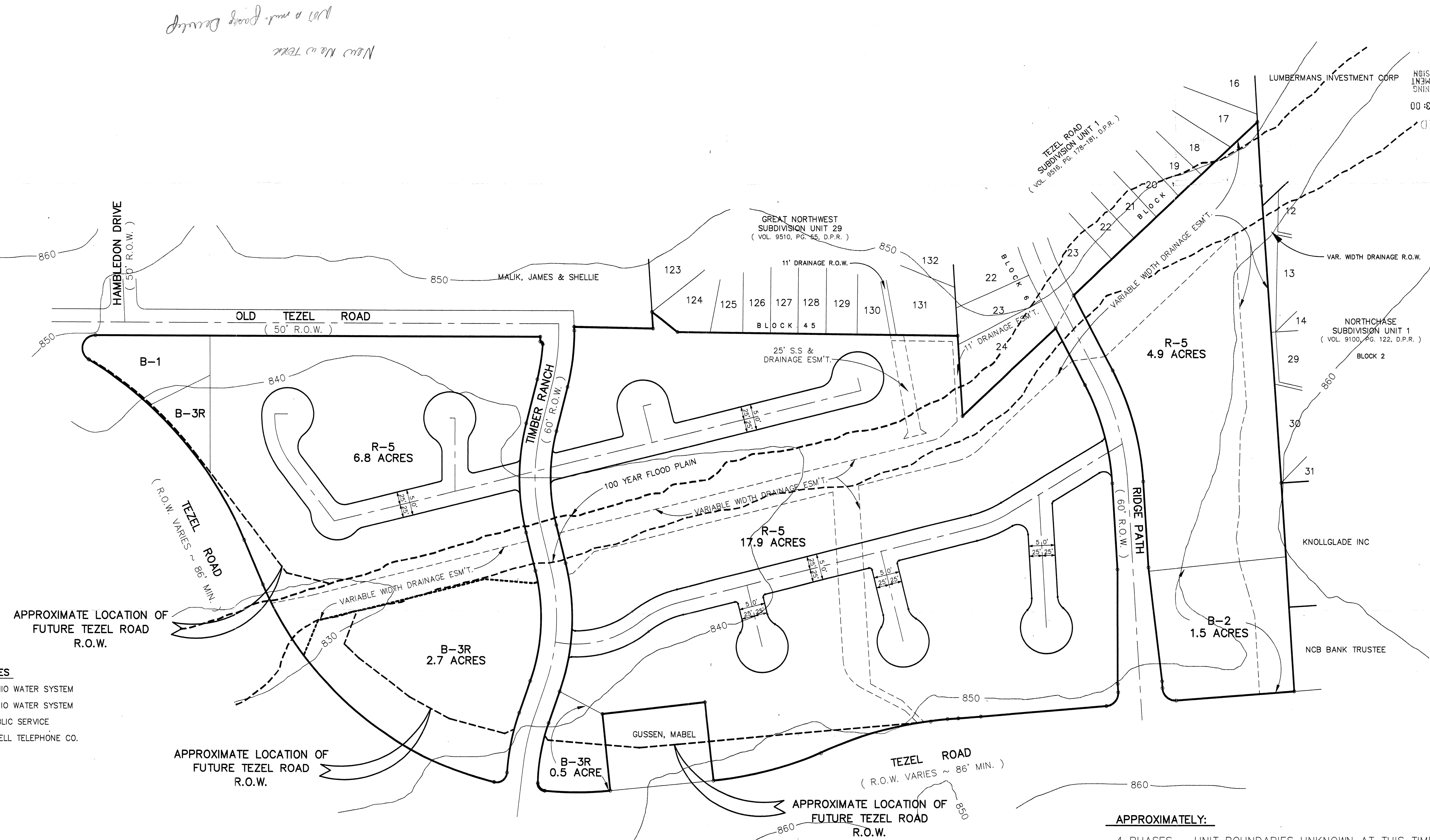


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PLAN HAS BEEN ACCEPTED
DATE 10-20-00
BY [Signature]
If no plate are filed, plan will expire
DATE 4-21-02



UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:
TIMBER RANCH DEVELOPMENT, LTD.
c/o DUGAS DIVERSIFIED DEVELOPMENT, L.C.
14502 BROOK HOLLOW
SAN ANTONIO, TEXAS 78232
PHONE: (210) 402-0866

APPROXIMATELY:

4 PHASES - UNIT BOUNDARIES UNKNOWN AT THIS TIME
120 ± LOTS

P.O.A.D.P. PLAN
for
TEZEL ROAD 35



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210) 734-5351

REVISIONS:
10/12/98 - DATA TABLES
06/15/00 - REVISIONS

JOB NO. 46460.00

FILE: z

DATE: 08/21/97

DESIGN: _____

DRAWN: B.H.

CHECKED: _____

SHEET 1 OF 1

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 6-30-00 Name of POADP: TEZEL ROAD 35
 Owners: TIMBER RANCH DEV., LTD. Consulting Firm: N.F. CASTELLA & ASSOC.
 Address: 14502 BROOK HOLLOW Address: 1039 N. HILDEBRAND
SA, TX. 78232 S.A., TX. 78201
 Phone: 402-0866 Phone: 734-5351
 Existing zoning: B-1, B3R, R-5 Proposed zoning: B-3R, B-2, R-5

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: ±10 ☐ Yes ☐ No
 San Antonio City Limits? ☒ Yes ☐ No
 Council District: 7
 Ferguson map grid: 579 A-3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>±120</u>	<u>±29.6</u>
Multi-family (MF)	<u>-</u>	<u>-</u>
Commercial and non-residential	<u>±7</u>	<u>±5.5</u>

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: DAVID BROWN Signature: [Signature]

Date: 7/14/00 Phone: 734 5351 Fax: 734 5363

Need Filing Fee (\$381.00) 7-14-00

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: DAVID BROWN Signature: [Signature]

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

October 20, 2000

Mr. Lee Wright

W.F. Castella Engineering Inc.
6800 Park Ten Blvd., Suite 180 S.
San Antonio, TX 78213

Re: Tezel Road 35

POADP # 682

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Tezel Road 35 Subdivision Preliminary Overall Area Development Plan # 681. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Wright

Page 2

October 20, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais/AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: The Tezel Road 35, POADP Level 2 T.I.A.

Date: October 20, 2000

The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the Tezel Road 35, POADP. The analysis is in compliance with the Traffic Impact Analysis Ordinance 84917.

Proposed to consist of single family detached housing and commercial lots, this property is estimated to generate 523 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. The residential trips will be distributed through existing Timber Ranch and Ridge Path streets which both intersect Tezel Rd. The commercial trips are also expected to be distributed onto Timber Ranch and Ridge Path, as well as limited access onto Tezel Rd.

The Streets and Traffic Engineering Division strongly recommends this development provide left turn storage for northbound left turn motorists on Tezel at Timber Ranch and Ridge Path.



Todd Sang
Senior Engineering Technician

Approved by:



John D. Friebele, P.E.
Traffic Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☒ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 6-26-00

POADP NAME:

Tezel Rd 35

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 7-14-00 before the POADP committee.



I recommend approval



I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Tezel Rd is on the MTR requiring 2
min. of 80' row. Dedication is required
at the time of Platting

Signature

Title

Date

Signature

Title

Date

May 8, 2000 MH Jr.



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 6-26-00

POADP NAME:

TEZEC Rd 35

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 7-14-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

SA. Engr. Assoc.

Title

10/16/02

Date

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO: Michael Herrera Date 10/4/00
FROM: Debbie Reid
ITEM NAME: _____ FILE # _____
RE: POADP Tezel Rd 35

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- | | | |
|--|---|--|
| <input type="checkbox"/> Proposed plat - 30 days | <input type="checkbox"/> Variance - 15 days | <input type="checkbox"/> POADP's - 10 days |
| <input type="checkbox"/> Plat deferral - 30 days | <input type="checkbox"/> Plan/legal doc - 15 days | <input type="checkbox"/> Other - 15 days |

**NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.**

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____ the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Debbie Reid City Auditor 10/5/00
Signature Title Date

RECEIVED
OCT - 5 PM 3:47
DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



ATCB INC. Company

W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners

PostNet
Fax Note R7873 7/12/2
To MIKE H.
Fax# 207 4441
From LEE WRIGHT
Phone# 206 2139

00 JUL 12 12:05
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

July 12, 2000

To:
City of San Antonio
Planning Department
Attn: Mike Herrera

From:
W.F. Castella & Associates
Lee Wright

Re: Tezel Road 35 POADP

Mike,

See attached letter. Note that original submittal date of POADP was 8/21/97. POADP review fee of \$370 (original amount) was first required 9/1/97. As indicated project area rezoning was approved by Zoning Commission 1/19/99. Please notice that this has been an "ongoing" project for almost 3 years and we have been trying to reach some closure without much success. With your help we are hoping to finish the POADP approval process. The client feels that the payment of the POADP fee now is adding insult to injury after having spent so much time and money trying to get the City to act on this matter. I respectfully ask that you take this issue to the Director of Planning.

I appreciate your help with this item of business,

Lee Wright
Senior Engineering Technician

STEVEN HANAN

From: Steven E. Hanan [wfcengr@txdirect.net]
Sent: Monday, April 12, 1999 8:34 PM
To: 'Robert Opitz, P.E.'
Cc: 'William Telford, AICP'
Subject: TEZEL ROAD 35 POADP

Subject POADP was submitted to Planning on 8/21/97.

The TIA and fee was submitted to Traffic on 8/21/98 - the delay was due to the fact that the client had never given us the check.

The tract was rezoned in 1998 - Z98248. *EC APPROVED 1/19/99 J.W.*

On 12/14/98, Liz told us that all the POADP needed was a release on the TIA. Joe called and asked Todd to check on same.

Today, Liz told us that all the POADP needed was a release on the TIA.

It would seem to me that the TIA was probably approved in conjunction with the zoning case.

We are trying to complete the plans on Plat No. 990079 and get same submitted for review.

It would be nice to get the POADP approved prior to finalizing all the plans.

Please let us know what we need to do to get the POADP released.

TIMBER RANCH DEVELOPMENT, LTD. 11-93
14502 BROOK HOLLOW
SAN ANTONIO, TX 78232

1519

30-1328
1140

July 21 ~~XX~~ 2000

PAY TO THE ORDER OF City of San Antonio \$ 381.10**

Three Hundred Eighty One & 10/100 ----- DOLLARS



INTERNATIONAL
BANK OF COMMERCE
SAN ANTONIO BRANCH
(210) 828-2500

TEZEL RD 35

MEMO Tezel Oaks III POADP

[Handwritten signature]

MP

⑆114013284⑆1519⑆0038660⑆0⑆

SAFETY PAPER

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1911043

AMT ENCLOSED

50-04-5573
TIMBER RANCH DEVELOPMENT
14502 BROOK HOLLOW
S.A. TX. 78232

AMOUNT DUE 381.10
INVOICE DATE 7/31/2000
DUE DATE 7/31/2000

PHONE: 000 - 0000

POADP
TEZEL OAKS III

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 7/31/2000 INVOICE 1911043 ACCOUNT 50-04-5573 DUE DATE 7/31/2000 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 07/30/2000 CK# 1519 TEZEL OAKS III
END 07/30/2000

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1
↓



A.T.C.B. INC., CO.

**TRANSMITTAL
LETTER**

RECEIVED

**W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS**6800 Park Ten Blvd., Suite 180 S. • San Antonio, Texas 78213
(210) 734-5351 FAX (210) 734-5363

00 JUN 23 PM 3:00

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISIONDate: 6/23/00To: PLANNINGProject No.: 46802.00 T/LC: 30 KRe: HIGHLAND
FARMS 3WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☐ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>1</u>	<u>1-8 1/2 x 11</u>	<u>COPY "JURSON TAX CERT"</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Revised P.O. & P.P. Plans
were sent w/ this Transmittal
6-23-00
WFC

COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: 



A T.C.B. INC., CO.

TRANSMITTAL LETTER

RECEIVED

00 JUL 14 PM 3:02

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Date: 7-14-00

W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

6800 Park Ten Blvd., Suite 180 S. • San Antonio, Texas 78213
(210) 734-5351 FAX (210) 734-5363

To: PLANNING
MIKE HERRERA

Project No.: 46460.00 T/LC: 30C
Re: POADP APPLICATION
TEZEL ROAD 35

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☒ Copy of Letter ☐ Change Order ☐ Invoices ☐

SETS	COPIES PER SET	DESCRIPTION
1	1	POADP APPLICATION

THESE ARE TRANSMITTED as checked below:

- ☒ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____
REC. BY: L. Sanchez
DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: John A. Ro
JOHN A. RO



A.T.C.B. INC., CO.

TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

6800 Park Ten Blvd., Suite 180 S. • San Antonio, Texas 78213
(210) 734-5351 FAX (210) 734-5363

Date: 7/24/00

To: PLANNING

Project No.: 46460.00 T/LC: 31
30E

Re: TECBL RD 35

P.O.A.D.P.

"FEE"

MIKE HERRERA

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- | | | | | |
|---|---------------------------------------|-----------------------------------|-----------------------------------|---|
| <input type="checkbox"/> Prints | <input type="checkbox"/> Sepias | <input type="checkbox"/> Films | <input type="checkbox"/> Tracings | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Invoices | <input type="checkbox"/> _____ | |

SETS	COPIES PER SET	DESCRIPTION
1	1	CHECK \$ 381.10

RECEIVED
00 JUL 24 PM 3:14
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For your approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> For payment | <input type="checkbox"/> _____ |
| <input type="checkbox"/> FOR BID DUE _____ 19 ____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS: Mike, Please call me & let me know if you need anything more.

COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: _____

Thanks,
[Signature]